

GENERAL NOTES

- TOTAL NUMBER OF LOTS: 9
- ZONING: RD-3
- ZONING CASE: 2006-03-029
RESOLUTION: 2006-R-070
- DENSITY: 1.685 LOTS/ACRE
- TOTAL LENGTH OF PRIVATE ROADWAY: 203 LINEAR FEET ADDITIONAL (2418 LINEAR FEET TOTAL)
- BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 5 FEET
ATTACHED GARAGE SETBACKS:
- ON LOTS LESS THAN 80 FEET IN WIDTH, GARAGES SHALL BE SET BACK A DISTANCE OF 20 FEET FROM THE FRONT FACE OF THE PRIMARY RESIDENCE.
- ON LOTS GREATER THAN 80 FEET IN WIDTH, FRONT FACING GARAGES ARE PERMITTED NO CLOSER TO THE FRONT BUILDING LINE THAN THE FRONT FACE OF THE PRIMARY STRUCTURE.
- MINIMUM LOT WIDTH: 60 FEET
ALL LOTS MEET MINIMUM LOT WIDTH
- CAPPED 5/8" REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- SITE BENCHMARK IS A CAPPED REBAR AS SHOWN ON PLAT, ELEVATION 1181.77.
- FINISHED FLOOR ELEVATIONS ARE TO BE AT LEAST 3.0 FEET ABOVE 100 YEAR FLOOD ELEVATION OF CREEK AND/OR POND. AFFECTED LOTS ARE MARKED WITH AN ASTERISK (*) WITHIN THE LOT NUMBER SYMBOL. NO LOTS ARE LOCATED 100 FEET FROM PLAIN.
- FINISHED FLOOR ELEVATIONS FOR LOTS UPSTREAM OF CULVERTS CROSSING ROADS SHALL BE A MINIMUM OF 1.0 FEET ABOVE THE LOW POINT OF THE ROAD OVER SAID CULVERT.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1305020000, AND THE DATE OF SAID MAP IS SEPTEMBER 28, 2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FLOOD MAPS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS FOR CADENCE WHICH ARE RECORDED IN DEED BOOK 10290, PAGE 1 OF THE LAND RECORDS OF CHEROKEE COUNTY, GEORGIA.
- NO WATER METERS WILL BE INSTALLED UNTIL FINAL INSPECTION AND APPROVAL OF WATER LINES AND ALL CHEROKEE COUNTY WATER AND SEWER AUTHORITY REQUIREMENTS ARE MET.
- NO C.O.'S WILL BE ISSUED UNTIL SANITARY SEWER SERVICE IS AVAILABLE.
- NO C.O.'S WILL BE ISSUED FOR LOTS WITH DRIVEWAYS CROSSING CREEKS UNTIL SAID DRIVEWAY CROSSROAD IS DESIGNED AND APPROVED.
- VISION CLEARANCE AT INTERSECTIONS, IN ALL ZONING DISTRICTS NO FENCE, WALL, STRUCTURE, SHRUBBERY OR OTHER OBSTRUCTION EXCEPT UTILITY POLES, LIGHT OR STREET SIGN STANDARDS OR TREE TRUNKS SHALL BE PERMITTED WITHIN 25 FEET OF THE INTERSECTION OF THE INTERSECTING HIGHWAYS, STREETS, ROADS, HIGHWAYS OR RAILROADS, AS LONG AS THE SAME COMPLIES WITH STATE LAW.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT "DRAINAGE EASEMENTS" WHILE DEDICATED TO THE PUBLIC ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY. ALTHOUGH CHEROKEE COUNTY MAINTAINS THE RESPONSIBILITY OF DRAINAGE EASEMENTS FOR EMERGENCY PURPOSES AS DEEMED NECESSARY BY THE COUNTY.
- ENDANGERED SPECIES NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WHICH MAY RESULT IN THE TAKING OF ANY ENDANGERED SPECIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY DISTURBANCE WHICH MAY HAVE THIS EFFECT.
- WETLANDS NOTE:
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE BY CHEROKEE COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLANDS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND THAT IS DISTURBED.
- IRRIGATION SPRINKLERS ARE NOT ALLOWED WITHIN RIGHT-OF-WAY.
- IF A NEW OR EXISTING LAKE IS PROPOSED FOR INCLUSION IN THE SUBDIVISION THE DEVELOPER SHALL SUBMIT A BRANCH ANALYSIS AND SHOW A DAM BREAK ANALYSIS ON THE PLAT PER CHEROKEE COUNTY DEVELOPMENT REGULATIONS SECTION 4.09.E, STORM WATER MANAGEMENT.
- LIGHTING ALONG THE STREET SHOULD BE INSTALLED AT A PEDESTRIAN HEIGHT (8-12 FEET) INSTEAD OF AT A HEIGHT FOR AUTOMOBILES, UNLESS EXPRESSLY REQUIRED BY THE COUNTY ENGINEER.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD88) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD. ORTHOMETRIC LOCATIONS REFERENCED TO GEOID 03 DATUM.
- IN THE EVENT THAT UNDERGROUND STORM WATER STORAGE IS BEING PROVIDED FOR THE DEVELOPMENT, THE MAINTENANCE OF SAID UNDERGROUND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE OWNER AND OWNER AGREES TO PERFORM ANNUAL INSPECTIONS AND PROVIDE ANY NECESSARY MAINTENANCE.
- SUBDIVISION FORMERLY KNOWN AS ELROD TRACT.
- ON WATER QUALITY INFILTRATION BASIN 1 AND 2, INFILTRATION BASINS HOLD LESS THAN 4 FEET OF WATER AND DEPTHS ARE 3:1, FENCES ARE NOT REQUIRED.
- SIDE WALKS WILL BE INSTALLED BY THE BUILDER AT THE TIME HOME CONSTRUCTION WITH THE EXCEPTION OF IN FRONT OF COMMON AREAS.
- PER ENGINEER CERTIFICATION, THE SIGHT DISTANCES MEETS OR EXCEEDS STANDARD DETAIL 204 IN THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS.
- ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE COUNTY RIGHT-OF-WAY, THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGN FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
- FINAL GRADING OF LOTS IS NOT TO ALTER NATURAL DRAINAGE PATTERN. FLOW SHALL ENTER AND EXIT SITE AS EXISTING CONDITIONS UNLESS WRITTEN APPROVAL IS OBTAINED FROM LOT OWNER AND ALL DOWN STREAM AFFECTED PROPERTIES.

LEGEND

STANDARD ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FOUND
CON	CONCRETE CLEANOUT
CO	CRIMPED TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND
RFB	REBAR FOUND
RFS	REBAR SET
CMF	CONCRETE MONUMENT FOUND
DI	DROP INLET
F	FENCE FOUND
INVERT	INVERT
J	JUNCTION BOX
MH	MANHOLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
TP	TELEPHONE PEDESTAL
TY	CABLE TV PEDESTAL
UT	UTILITY EASEMENT
EMT	MINIMUM FINISHED FLOOR ELEVATION

STANDARD SYMBOLS

⊙	POWER POLE
—	GUY WIRE
⊕	POWER LINE
⊕	LIGHT POLE
⊕	GAS VALVE
⊕	GAS METER
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	SEWER CLEAN OUT
⊕	UNDERGROUND GAS LINE
⊕	UNDERGROUND POWER LINE
⊕	UNDERGROUND WATER LINE
⊕	WET AREA
⊕	STOP/STREET SIGN
⊕	SPEED LIMIT SIGN

CLEAN-OUT EASEMENT NOTE FOR AS-BUILTS/FINAL PLATS

In the event a sanitary sewer top/clean-out or associated sewer infrastructure is located outside the right-of-way line and within individual lots, then the Cherokee County Water and Sewer Authority shall have a ten (10) foot wide sanitary sewer top/clean-out easement. The center of said easement shall be defined by the physical location of the lateral line as measured from the center of the top structure to its entry point on the main sewer line. Said easement shall be ten (10) feet in width and no less than five (5) feet in width on each side of the centerline of the infrastructure, as defined, and shall extend from the right-of-way to a point that is ten (10) feet beyond the center of the top structure.

STORM WATER QUALITY MAINTENANCE AGREEMENT NOTE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT OF CADENCE UNIT ONE (DATED SEPTEMBER 10, 2008, AND RECORDED AS SHOWN HEREIN IS HEREBY MADE SUBJECT TO THE FOLLOWING MAINTENANCE AGREEMENT RECORDED ON AUGUST 27, 2007 IN DEED BOOK 8002, PAGE 58. SEE DEED AS ATTACHED BY TRANSFER AND ASSIGNMENT OF AGREEMENT RECORDED ON JULY 16, 2008 IN DEED BOOK 10290, PAGE 173.

PLEASE NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS AND PLATS FILED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON, PER GEORGIA LAW, THE UNDERGROUND PROTECTION SERVICE SHALL BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

IF YOU DIG

IF YOU DIG GEORGINA... CALL US FIRST!
1-800-282-7411
(770) 623-4344
(WE'LL BE THERE ONLY) UTILITIES PROTECTION CENTER IT'S THE LAW

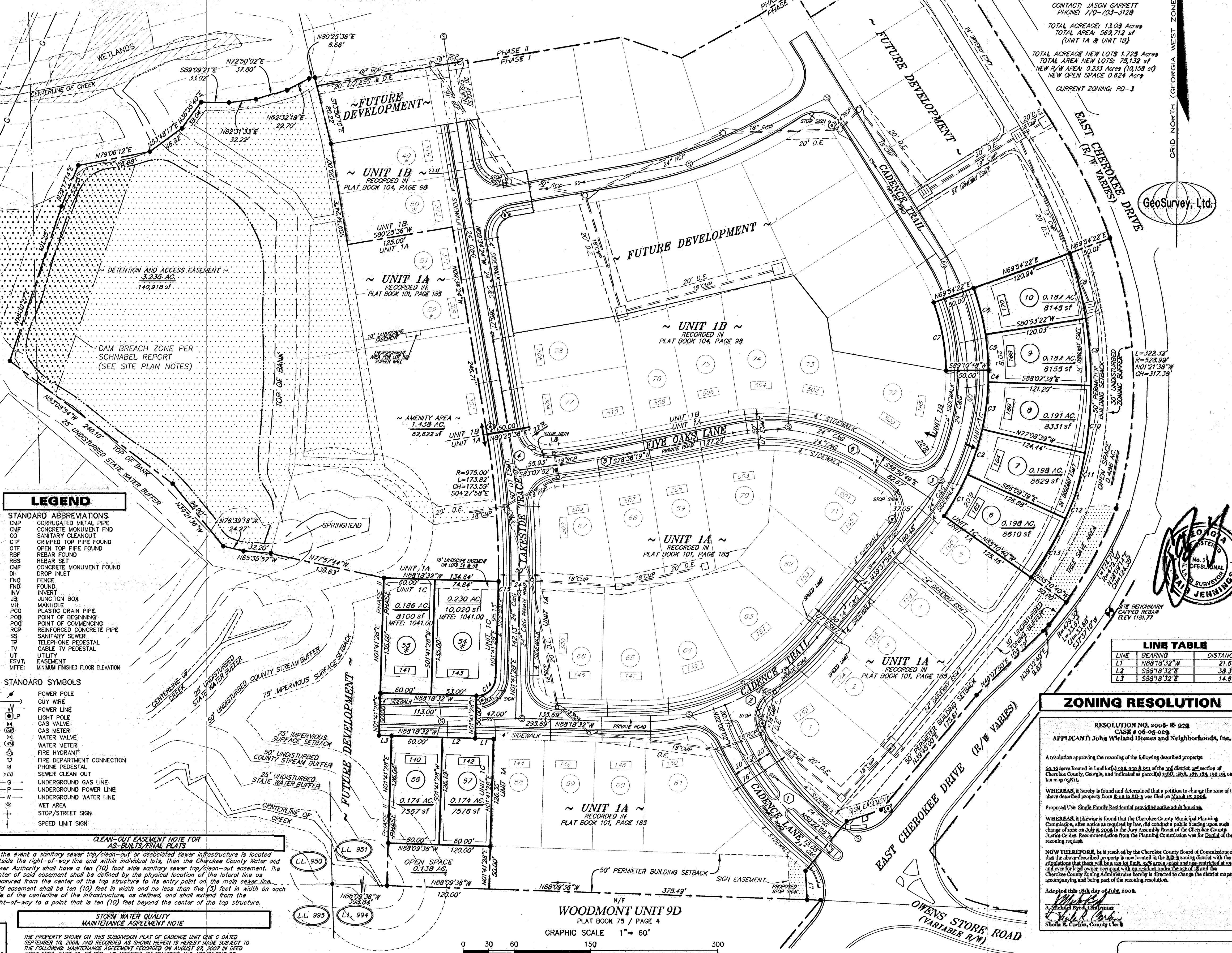
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON, NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

CLOSURE INFORMATION

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,015, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON 802 ROBOTIC TOTAL STATION AND TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 533,000 FEET. JTB INIT.

CENTERLINE CURVE TABLE

C1	Δ=28°20'03"	R=347.00'	L=171.60'	T=87.59'	C4	Δ=11°15'52"	R=1000.00'	L=196.60'	T=98.62'
C2	Δ=52°03'34"	R=275.00'	L=249.87'	T=134.30'	C5	Δ=04°31'33"	R=1000.00'	L=78.99'	T=39.51'
C3	Δ=59°37'48"	R=268.00'	L=279.37'	T=153.88'	C6	Δ=44°32'51"	R=220.00'	L=171.05'	T=90.11'

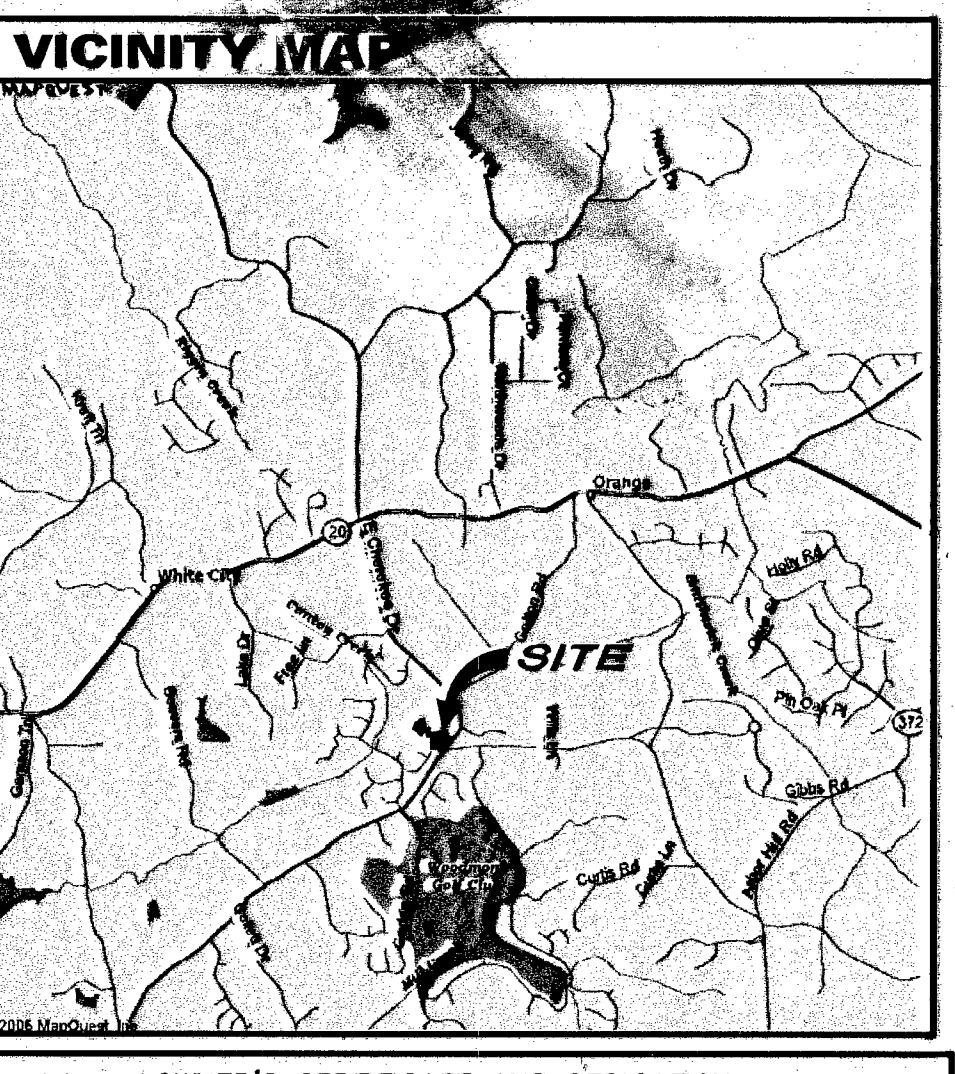


OWNER OF RECORD/DEVELOPER:
JOHN WELAND HOMES & NEIGHBORHOODS
4125 ATLANTA ROAD, SE
ATLANTA, GEORGIA 30337
PHONE: 770-398-1400

CONTACT: JASON GARRETT
PHONE: 770-703-3128

TOTAL ACREAGE: 13.08 Acres
TOTAL AREA: 569,712 sq ft
(UNIT 1A & UNIT 1B)

TOTAL ACREAGE NEW LOTS: 1.228 Acres
TOTAL AREA NEW LOTS: 75,137 sq ft
NEW 9 W AREAS: 0.231 Acres (10,153 sq ft)
NEW OPEN SPACE: 0.624 Acres
CURRENT ZONING: RD-3



OWNER'S CERTIFICATE AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH AN AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOR ALL STREETS, SEWER COLLECTORS, LEFT STAIRWAYS, DRAINAGE EASEMENTS AND OTHER APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLY TO THE PURPOSE THEREIN EXPRESSED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE, CORRECT TO THE ACCURACY AND SPURSE REQUIRED BY THE CHEROKEE COUNTY DEVELOPMENT STANDARDS, WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

CRAIG A. JENNINGS, L.S.
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR #3043

ENGINEER'S CERTIFICATE

THE AS-BUILT STORM DRAIN SYSTEM WILL FUNCTION AS DESIGNED IN THE APPROVED CONSTRUCTION PLANS. THE PROFESSIONAL ENGINEER IN RECORD CURRENTLY REGISTERED IN THE STATE OF GEORGIA SHALL CERTIFY WITH HIS SEAL AND SIGNATURE THAT THE DETENTION POND(S) PROVIDES THE REQUIRED STORAGE AND OUTFLOW RATES AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS AND THE APPROVED HYDROLOGY STUDY FOR THE DEVELOPMENT. ANY MODIFICATIONS TO A STORM WATER DETENTION AREA SHALL REQUIRE A REVISED HYDROLOGY STUDY TO BE SUBMITTED.

SOTIR J. CHRISTOPHER, PE
GEORGIA REGISTERED PROFESSIONAL ENGINEER # 028669

CHEROKEE COUNTY FIRE MARSHAL'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO CONFORMANCE WITH THE STANDARD FIRE PREVENTION CODE AND CHEROKEE FIRE PREVENTION ORDINANCE.

Aug 10, 11-04-09

CHEROKEE COUNTY WATER AND SEWER AUTHORITY CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS PLAT IS APPROVED FOR RECORDING.

10-16-09

COUNTY ENGINEER'S CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CHEROKEE COUNTY DEVELOPMENT REGULATIONS OF JANUARY 15, 2002.

11-10-09

CHEROKEE COUNTY PLANNING AND ZONING CERTIFICATE

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CHEROKEE COUNTY ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

11-10-09

ZONING RESOLUTION

RESOLUTION NO. 2006-R-028
CASE # 06-05-029
APPLICANT: John Weland Homes and Neighborhoods, Inc.

A resolution approving the rezoning of the following described property (60.33 acres located in land lots 99A, 99B & 99C of the 2nd district, 2nd section of Cherokee County, Georgia, and indicated as parcel(s) 2056, 1025, 1025, 1025, 1025 on tax map 0178).

WHEREAS, it hereby is found and determined that a petition to change the zone of the above described property from RD-3 to RD-3-A was filed on March 22, 2006.

Proposed Use: Single Family Residential (residential active adult housing).

WHEREAS, it likewise is found that the Cherokee County Municipal Planning Commission, after notice as required by law, did conduct a public hearing upon such change of zone on July 6, 2006 in the Jury Assembly Room of the Cherokee County Justice Center. Recommendation from the Planning Commission was for District of the rezoning request.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the above described property be rezoned from the RD-3 zoning district with the stipulations that there shall be a 120 ft front, 20 ft side, 20 ft rear and 20 ft side setbacks for all lots except parcel 2056, which shall have a 100 ft front, 20 ft side, 20 ft rear and 20 ft side setbacks.

Adopted this 18th day of July, 2006.

Pat Baker, Chairman
Shelia K. Corbin, County Clerk

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°18'32"W	21.63'
L2	S89°18'32"E	38.37'
L3	S89°18'32"E	14.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	293.00'	58.17'	58.08'	S29°19'51"W	10°59'00"
C2	293.00'	58.17'	58.08'	S19°20'51"W	10°59'00"
C3	293.00'	58.17'	58.08'	S07°21'51"W	10°59'00"
C4	293.00'	13.77'	13.77'	S00°31'55"W	02°41'33"
C5	293.00'	42.40'	42.38'	N04°57'55"W	08°17'28"
C6	293.00'	58.17'	58.08'	N14°36'08"W	10°59'00"
C7	293.00'	81.74'	81.38'	S10°27'25"E	19°18'28"
C8	478.99'	79.24'	79.15'	S13°56'38"E	09°28'41"
C9	478.99'	79.24'	79.17'	S04°27'50"E	09°28'41"
C10	478.99'	79.24'	79.65'	S05°02'47"W	09°32'20"
C11	478.99'	50.48'	50.46'	S12°50'06"W	06°02'18"
C12	478.99'	30.01'	30.01'	S22°58'15"W	04°00'20"
C13	478.99'	60.36'	60.24'	S30°20'10"W	10°43'50"
C14	22.00'	14.58'	14.11'	S45°41'28"W	09°20'00"
C15	973.00'	17.87'	17.87'	S01°09'58"W	01°03'00"

REVISIONS

No.	Date	Description

GeoSurvey, Ltd.

Land Surveying & Mapping

1170 Atlanta Industrial Drive
Marietta, Georgia 30068

Phone: (770) 795-9900
Fax: (770) 795-8880

SUBMISSION PLAT OF:

CADENCE UNIT ONE C (P.N.A. ELROD TRACT)

SITE INFORMATION

CITY: MACEDONIA COUNTY: CHEROKEE STATE: GEORGIA

LAND LOT: 951 DISTRICT: 3rd SECTION: 2nd

FIELD WORK: JG PROJ MGR: CAJ REVIEWED: CAJ

SURVEY DATE: September 10, 2009 DRAWING SCALE: 1" = 60'

GS Dwg File: 20062910.dwg GS Job No.: 20062910